

099.0

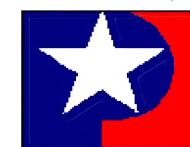
0003

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
794,900 / 794,900  
794,900 / 794,900  
794,900 / 794,900APPRaised:  
USE VALUE:  
ASSESSED:**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MELTZER LESLIE A/TRUSTEE	
Owner 2: PETERSON IRIS D/TRUSTEE	
Owner 3: MELTZER PETERSON FMLY LIVING	

Street 1: 27 MELVIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: GUPTA VIKAS -

Owner 2: GUPTA-MISRA ABHILASHA -

Street 1: 27 MELVIN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 8,188 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1967, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8188		Sq. Ft.	Site		0	70.	0.81	4									465,950						466,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8188.000	328,900		466,000	794,900		64469
Total Card	0.188	328,900		466,000	794,900	Entered Lot Size	GIS Ref
Total Parcel	0.188	328,900		466,000	794,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	454.75	/Parcel: 454.7	Land Unit Type:	Insp Date

10/09/18	18023!
PRINT	Date Time
12/10/20	22:36:53
LAST REV	Date Time
11/17/20	11:07:18
	danam
	8023

Prior Id # 1: 64469
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,900	0	8,188.	465,900	794,800	794,800	Year End Roll	12/18/2019
2019	101	FV	340,400	0	8,188.	465,900	806,300	806,300	Year End Roll	1/3/2019
2018	101	FV	339,700	0	8,188.	399,400	739,100	739,100	Year End Roll	12/20/2017
2017	101	FV	339,700	0	8,188.	372,800	712,500	712,500	Year End Roll	1/3/2017
2016	101	FV	339,700	0	8,188.	319,500	659,200	659,200	Year End	1/4/2016
2015	101	FV	283,400	0	8,188.	286,200	569,600	569,600	Year End Roll	12/11/2014
2014	101	FV	282,700	0	8,188.	264,900	547,600	547,600	Year End Roll	12/16/2013
2013	101	FV	281,000	0	8,188.	252,600	533,600	533,600		12/13/2012

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/15/2020	1100	Addition	242,000	O					10/9/2018	MEAS&NOTICE	CC	Chris C					
4/9/2014	316	Redo Kit	30,000						5/1/2014	External Ins	PC	PHIL C					
6/20/2013	899	Wood Dec	10,000						7/11/2013	Info Fm Prmt	EMK	Ellen K					
9/18/2012	1176	Manual	6,500	C					4/11/2013	Info Fm Prmt	EMK	Ellen K					
									8/9/2012	MLS	EMK	Elen K					
									2/19/2009	Meas/Inspect	163	PATRIOT					
									2/22/2005	MLS	HC	Helen Chinal					
									12/9/2001	MLS	MM	Mary M					
									12/3/1999	Inspected	264	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	21 - Split Level			Full Bath:	1	Rating:	Very Good										
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good										
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	YELLOW			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Very Good										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1967	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G14	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3					
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:				Override:				Baths:									
Sec Floors:		%		Total:	4.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	95.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.99000001												
Insulation:	2 - Typical			Adj \$ / SQ:	126.968												
Int vs Ext:	S			Other Features:	106114												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	344768												
% Com Wall:		% Sprinkled:		Depreciation:	15859												
				Depreciated Total:	328909												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:								Net Sketched Area:	2,294	Total:							
Serial #:								Size Ad:	1052	Gross Are:	2294	FinArea:	1748				
Year:								<b>PARCEL ID</b>				AssessPro Patriot Properties, Inc					
Color:								099-0-0003-0004.0									
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>Comments</b>																	
More: N	Total Yard Items:					Total Special Features:								Total:			